

AGENDA
PLANNING AND ZONING COMMISSION MEETING
222 St. Louis Street, Room 348
Monday, March 15, 2021
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. **February 22, 2021**
[February 22, 2021](#)

RULES FOR CONDUCTING PUBLIC HEARINGS

Any interested member of the public who wishes to comment on any item on the agenda may comment in person at the River Center Branch Library, 250 North Boulevard, Baton Rouge, LA 70802, 4th-floor meeting room during the meeting. All persons entering the library must wear a mask.

All comments will be streamed live to the Metropolitan Council Chambers and broadcast on www.brla.gov, on Metro 21 (Cox Channel 21 and AT&T Channel 99), and on the City of Baton Rouge/Parish of East Baton Rouge Facebook page (via Facebook Live). The Planning Commission meeting will also be streamed live to the River Center Branch Library meeting room. Comments submitted prior to 4:00pm of the meeting date, will be compiled by position (for/against) and the total number will be announced before the item's public hearing. Any interested person who does not wish to comment in person may use the form found here: <https://www.brla.gov/pc>

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes. Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations. Applicant will be allowed a total period of five minutes for rebuttal.

Ryan L. Holcomb, AICP, Planning Director

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

CONSENT - ITEMS FOR DEFERRAL

13, 14

CONSENT - ITEMS FOR APPROVAL

6, 7

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **PA-3-21 9200-9300 Pecue Lane and 16200-16300 Old Perkins Road**
 To amend the Comprehensive Land Use Plan from Commercial to Employment Center on property located east of Pecue Lane, north of I-10, on a portion of Lot 4-B-1-A of Leon R. Kleinpeter, Sr. Estate. Section 49, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses
Related to Case 6-21
[Application](#) [Staff Report](#)
3. **Case 6-21 9200-9300 Pecue Lane and 16200-16300 Old Perkins Road**
 To rezone from Heavy Commercial (C2) to Commercial Warehousing Three (CW3) on properties located on the east side of Pecue Lane, north of Interstate Highway 10, on a portion of Lot 4-B-1-A and the remaining portion of Lot 3, Leon R. Kleinpeter Property. Section 49, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
Related to Case 6-21
[Application](#) [Staff Report](#)
4. **PA-4-21 16465 Pride-Baywood Road**
 To amend the Comprehensive Land Use Plan from Agricultural/Rural to Neighborhood Center on property located on the north side of Pride-Baywood Road, east of Riley Road, on Tracts B-5-C-1, B-5-D-1 and B-5-E-1-A of the Pearlie Shaffett Tract. Section 46, T4S, R2E, GLD, EBRP, LA (Council District 1 - Noel)
PLANNING STAFF FINDINGS: Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses
Related to Case 10-21
[Application](#) [Staff Report](#)
5. **Case 10-21 16465 Pride-Baywood Road**
 To rezone from Rural to Light Commercial One (LC1) on property located on the north side of Pride-Baywood Road, east of Riley Road, on Tracts B-5-C-1, B-5-D-1 and B-5-E-1-A of the Pearlie Shaffett Tract. Section 46, T4S, R2E, GLD, EBRP, LA (Council District 1 - Noel)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
Related to PA-4-21
[Application](#) [Staff Report](#)
6. **CONSENT FOR APPROVAL Case 7-21 T1340 (1300-1400) O'Neal Lane**
 To rezone from Limited Residential (A3.1) to Light Commercial Two (LC2) on property located on the west side of O'Neal Lane, south of Riverdale Avenue East, on Parcel E known as Five L Development Corporation Property. Section 39, T7S, R2E, GLD, EBRP, LA (Council District 8 - Amoroso)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirement
[Application](#) [Staff Report](#)

7. **CONSENT FOR APPROVAL Case 8-21 9945 Airline Highway, Suite C**
To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) on property located on the east side of Airline Highway, north of Gwenadele Drive, on a portion of the Nolan Anthony Property. Section 87, T7S, R1E, GLD, EBRP, LA (Council District 11 - Adams)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)
8. **Case 9-21 17487 Florida Boulevard**
To rezone from Rural to Heavy Commercial One (HC1) on property located on the north side of Florida Boulevard, west of Riverside Park Drive, on Lot 9-A-2 of the William A. Cooper Tract. Section 70, T7S R2E, GLD, EBRP, LA (Council District 4 - Moak)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements
[Application](#) [Staff Report](#)
9. **HL-1-21 1344 Terrace Avenue**
Proposed designation of Local Historic Landmark on property located on the south side of Terrace Avenue, east of Smith Street on Lot 3-A, Block 35 of the Addition to Suburb Swart Subdivision. Section 50, T7S R1W, GLD, EBRP, LA (Council District 10 - Coleman)
PLANNING STAFF FINDINGS: Staff certifies the request meets the criteria for designation as a Local Historic Landmark
[Application](#) [Staff Report](#)
10. **HL-2-21 1565 Curtis Street**
Proposed designation of Local Historic Landmark on property located on the north side of Curtis Street, west of Helene Street on Lots 20-21, Block 9 of the Moreco Subdivision. Section 50, T6S R1W, GLD, EBRP, LA (Council District 2 - Banks)
PLANNING STAFF FINDINGS: Staff certifies the request meets the criteria for designation as a Local Historic Landmark
[Application](#) [Staff Report](#)
11. **HL-3-21 502 North Boulevard**
Proposed designation of Local Historic Landmark on property located on the south side of North Boulevard, east of Saint Charles Street on Lots 1, 2, 3, 4, 7, 8, 9 and 10, Block 34 of the Beauregard Town Subdivision. Section 49, T7S R1W, GLD, EBRP, LA (Council District 10 - Coleman)
PLANNING STAFF FINDINGS: Staff certifies the request meets the criteria for designation as a Local Historic Landmark
[Application](#) [Staff Report](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

12. **CS-2-21 S.E. Cooper Property**
Proposed small subdivision with flag lots located north of Hoo Shoo Too Road and east of Elliott Road, on Tract A-1-B-1 of the S.E. Cooper Property (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration
[Application](#) [Staff Report](#)
13. **CONSENT FOR DEFERRAL SS-3-21 Loudon Plantation**
Proposed small subdivision with a private street located north of Flonacher road and east of Samuels Road, on Lots 53 through 55 of the E.M. Treacle Subdivision of Loudon Plantation (Council District 1 - Noel)

Deferred to April 19 by the Planning Director

[Application](#)

14. **CONSENT FOR DEFERRAL SS-4-21 Foster Place**

Proposed small subdivision with a private street located north of Hooper Road, at the end of Highland Gardens Road, on the remainder of Tract 5 of the Foster Place Subdivision (Council District 2 - Banks)

Deferred to April 19 by the Planning Director

[Application](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN